

FOR LEASE

**78 PINE STREET
NEW CANAAN, 06840**



- **Two private offices available for lease on the 2nd floor of this pristine property located in the center of New Canaan**
- **Shared reception area, large tiled bathroom, and kitchenette**
- **Unit 2- 400 SF +/-**
 - **\$1,500 per month**
- **Unit 3- 300 SF +/-**
 - **\$1,300 per month**
- **Offices feature large windows that let in a lot of natural light**
- **Private parking monitored Monday- Friday 9:00AM-5:00PM by a lot attendant**
- **Offices are located above Sanda's Cleaners and CT Sandwich Co., and across the street from Zumbach's Gourmet Coffee, Tony's Deli, and Dante's Pizza**



MATTHEWS COMMERCIAL PROPERTIES LLC.

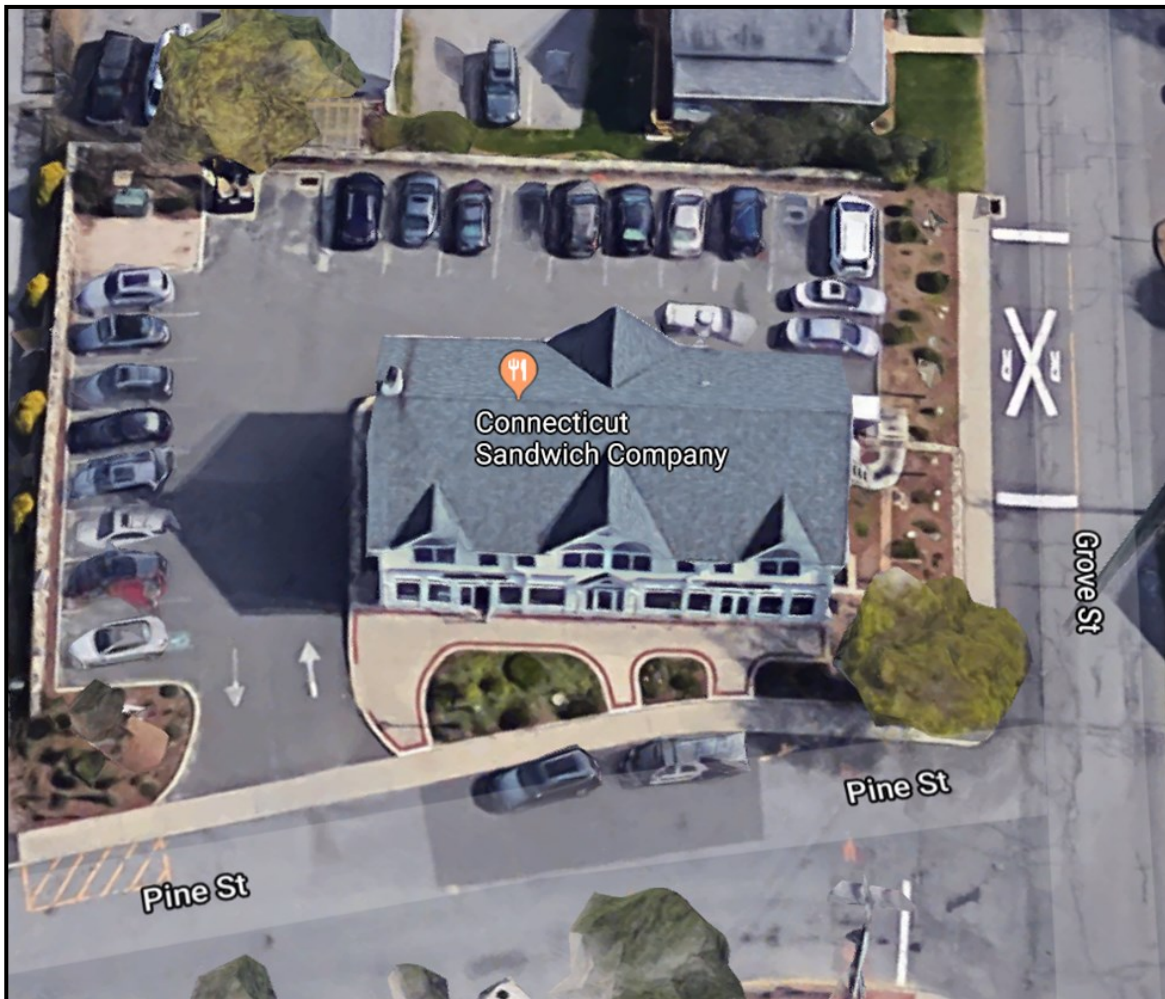
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PROPERTY DATA FORM

PROPERTY ADDRESS	78 Pine Street		
CITY, STATE	New Canaan, CT 06840		
BUILDING INFO			
Total S/F	4,624 SF+/-	MECHANICAL EQUIP	Air conditioning
Number of Floors	2		Central
Available SF	700	OTHER	Type of heat
Office Space	700		Oil—Forced Air
Exterior construction	Clapboard	Total acres	0.49
Interior construction	Drywall	Zoning	Bus A
Roof	Asphalt	Parking	Private Lot
Date built	2004	Interstate / distance to	I-95 - 5 miles
UTILITIES		State Route / distance to	Rt-7 - 2.6 miles
		TERMS	
Sewer	City	Lease Rate	Unit-2 \$1,500.00
Water	City		Unit-3 \$1,300.00
Gas	Eversource		
Electric	Eversource		



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